

2007-R-067

<u>Property Owner:</u>	Fernando Cabana, Richard C. Dykes, and Gary Dravenstatt
<u>Existing Zoning:</u>	AG (Agriculture District)
<u>Proposed Zoning:</u>	R1M (Mixed Residential Subdivision District)
<u>Existing FLUM:</u>	Agriculture
<u>Proposed FLUM:</u>	No Change

STAFF ANALYSIS

Part I. General Information:

Applicant: Fernando Cabana, Richard C. Dykes, and Gary Dravenstatt

Project Location: Leon Lane south of Luther Fowler Road, Pace

Parcel Number: 28-2N-29-0000-00108-0000, 28-2N-29-0000-00111-0000, and 28-2N-29-0000-00117-0000

Parcel Size: 1.71 (+/-) acres

Purpose: Single family residential using the workforce housing density bonus program. The applicant indicates the purpose of the rezoning is to create an additional lot for a single family residence.

Requested Action: Amendment of the Land Development Code Official Zoning Map changing the zoning district **from AG to R1M**

Existing Zoning Description: AG (Agriculture District) allows detached single family residential structures and mobile homes. Also allows accessory structures, facilities and uses customarily found on farms and used expressly for activities conducted in connection with farming operations, commercial and non-commercial agriculture, poultry, horse and livestock raising, provided all buildings for such accessory uses meet setback requirements for primary buildings. Maximum allowable density = 1 dwelling unit (du) per acre.

Proposed Zoning Description: R1M (Mixed Residential Subdivision District) is designed to accommodate single-family detached structures, mobile homes and accessory buildings compatible with a residential environment. It is the express purpose of this zoning district to exclude all buildings or other structures and uses having commercial characteristics except the minimal home occupation and the approved Conditional Use activities (i.e., educational institutions, places of worship recreation and park areas, public and private utilities and public facilities.) Maximum density = 3 dwelling units (du) per acre because the applicant is using the Workforce Housing Density Bonus Program.

Existing FLUM: Agriculture

Proposed FLUM: No change

Current Use of Land: Single Family Residences and Vacant

Surrounding Zoning: The property is surrounded by AG (Agriculture District)

Rezoning History: In 2004, 20 acres east of the subject property was rezoned to R1 (Single Family Residential District). 588 acres northeast of the property was rezoned to PUD (Planned Unit

Development) in 2006. 2700 acres north of Luther Fowler Road is currently under review as part of a DRI (Development of Regional Review) for the Jubilee Development.

Part II. Data and Analysis (Consistency with the Santa Rosa County Comprehensive Plan):

A. Infrastructure Availability:

The requested rezoning is not expected to create infrastructure capacity problems for water, sewer, traffic, and solid waste. The maximum allowable density for this proposed zoning district is 3 du per acre using the density bonus program. Based upon the size of the property and the future land use designation, only 2 additional dwelling units can be constructed.

B. Compatibility:

Policy 3.1.A. 8 of the Comprehensive Plan states:

"The agricultural category includes approximately 358,181 acres. The average density within the category is 1 dwelling unit per 8.5 acres. Uses within this category include routine agricultural and silvicultural activities, residential uses as herein described and commercial activities limited to those commercial endeavors ancillary to agricultural or silvicultural pursuits or in support of agricultural activities such as seed, feed and food outlets, farm equipment repair and the like. The average density will be accomplished pursuant to the following maximum limitations and based upon the buildable land within the category. **A 3:1 density bonus (i.e., maximum 3 du/1 acre) may be allowed for development located within the established Transportation Planning Area (TPA) that provides workforce/affordable housing meeting the criteria of the Florida Housing Finance Corporation for the local area (reference Policy 5.1.A.#); however, this density bonus shall not apply to the Garcon Point Protection Area, The Military and Public Airport Zones, the Category 3 Storm Surge Boundaries, or the Rural Area identified on the adopted impact fee map.**

Policy 5.1.C.8 of the Comprehensive Plan states:

"the County shall continue to utilize the Future Land Use Map amendment, rezoning, conditional use and special exception approval process to assure that new proposed land uses are compatible with existing residential uses, and will not significantly contribute to the degradation of residential neighborhoods."

Currently, the majority of uses surrounding the site are single family residential homes and agriculture. Surrounding properties are large-lot residential consistent with the current AG (Agriculture District) zoning. The subject property is in an area where anticipated growth is expected. The proposed development would not degrade existing residential neighborhoods; it is thus compatible with the surrounding areas and consistent with this policy.

C. Suitability:

Policy 3.1.E.6 of the Comprehensive Plan states:

"the County shall use the latest version of the Flood Damage Prevention Ordinance promulgated by the FEMA to determine the location of the 100-year floodplain and flood prone areas and development shall be limited in those areas, consistent with FEMA requirements."

The flood zone maps show the majority of the subject area is located within a FEMA Zone "X", which means an area determined to be outside 500- year flood plain.

D. Urban Sprawl

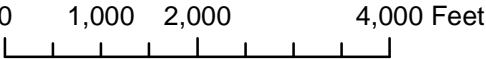
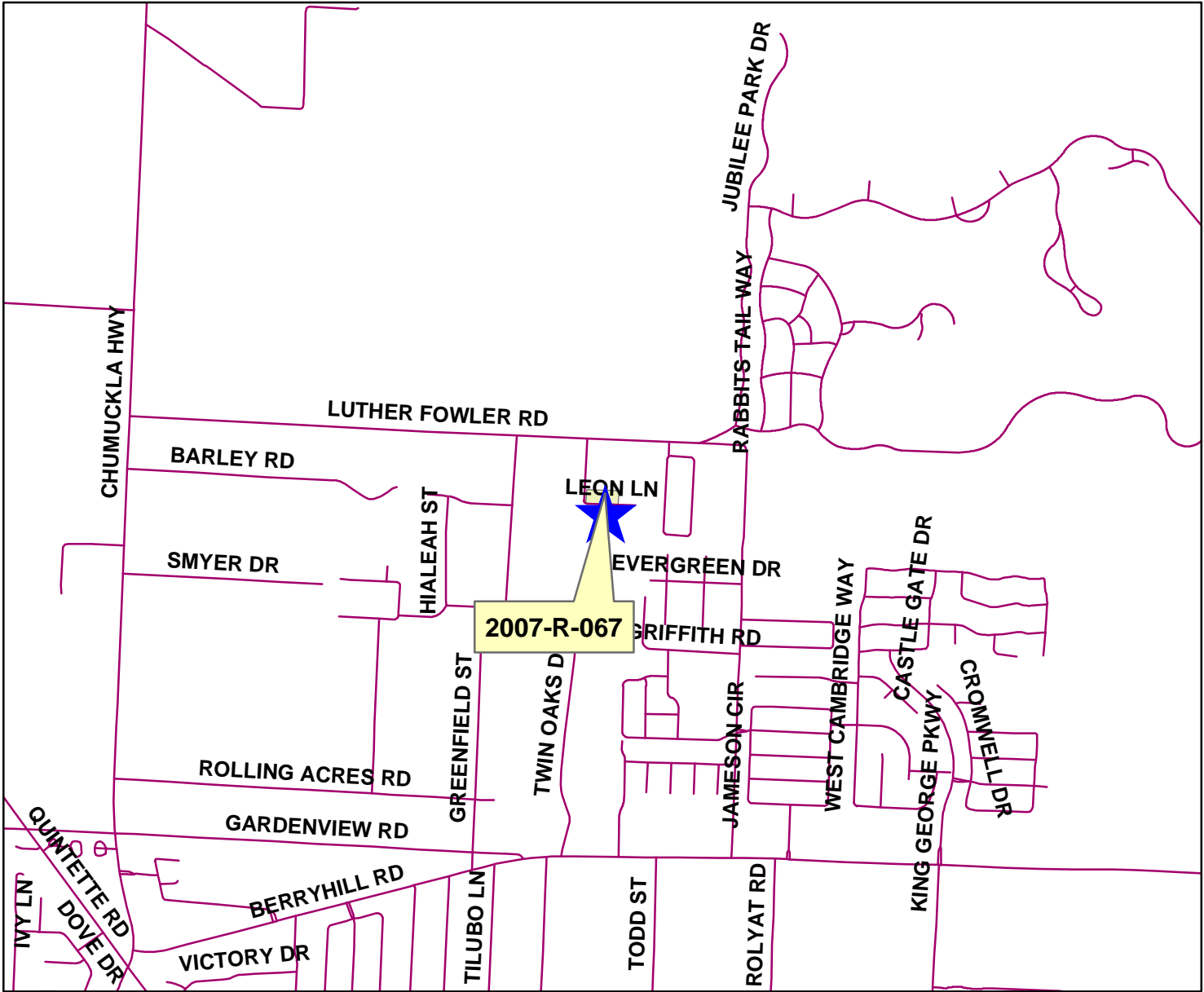
Policy 3.1.G.4 of the Comprehensive Plan states:

"no future land use category may be changed and no rezoning may be approved unless a finding is made that the change in land use or land use classification or zoning category will promote compact development and discourage urban sprawl. The Santa Rosa County Board of County Commissioners shall be responsible for making such finding upon receipt of a report from the LPA."

The proposed development of low density residential on the property will promote compact development of a residential nature. In addition, the proposed development is located within close proximity to churches, schools, shopping, and other facilities. A rezoning to R1 supports development in an area of increasing growth pressure and would not result in a finding of urban sprawl under the proposed classification. The request is, therefore, consistent with this policy.

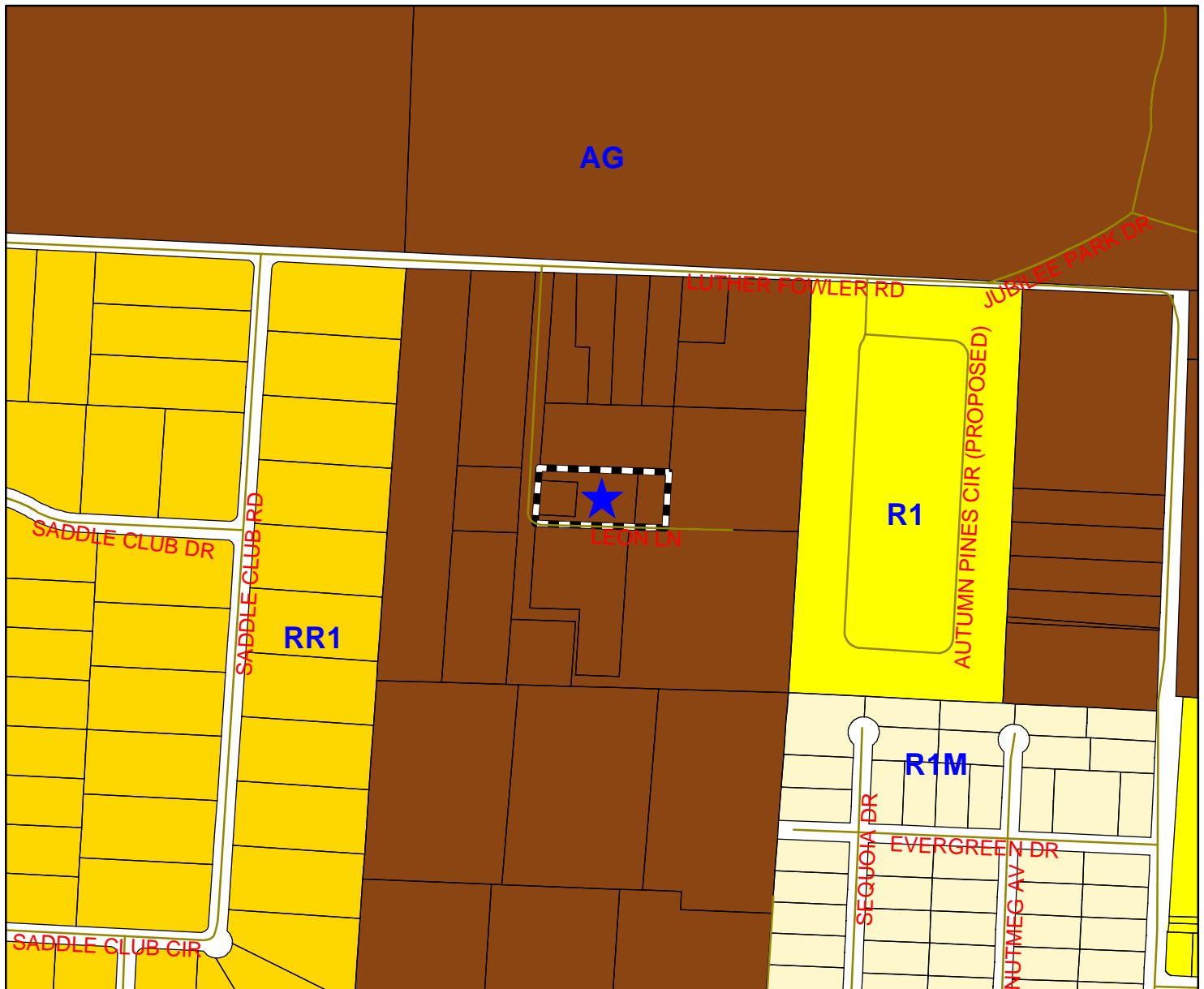
Y:\PlanZone\2007 CPA & Rezoning\INDIVIDUAL PROJECTS for 2007\07-R-067; Fernando Cabana, Richard Dykes, Gary Dravenstatt; Rezone AG to R1M (1.72 acres)\07-R-067 Staff Analysis.doc

Location Map (2007-R-067)



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Current Zoning (2007-R-067)



0 285 570 1,140 Feet



Legend

Streets

07-R-067_Rezoning

Parcels

Zoning District

Agriculture/Rural Residential (AG)

Agriculture (AG2)

Marina (C-1M)

Marina and Yacht Club (C-2M)

Historical/Commercial (HC-1)

Highway Commercial Development (HCD)

Historical/Single Family (HR-1)

Historical/Multiple Family (HR-2)

Restricted Industrial (M-1)

General Industrial (M-2)

PID

Neighborhood Commercial (NC)

Passive Park (P-1)

Active Park (P-2)

Planned Business District (PBD)

Planned Unit Development (PUD)

Single Family Residential (R-1)

Single Family Residential (R-1A)

Mixed Residential Subdivision (R-1M)

Medium Density Residential (R-2)

Medium Density Mixed Residential (R-2M)

Medium High Density Residential (R-3)

Rural Residential Single Family (RR-1)

Town Center 1 (TC1)

Town Center 2 (TC2)

Navarre Beach - Commercial

Hotel - Navarre Beach

Navarre Beach - High Density

Navarre Beach -Medium Density

Navarre Beach - Planned Mixed Use Development

Navarre Beach - Conservation/Recreation

Navarre Beach - Single Family

Navarre Beach - Medium High Density

Navarre Beach - Utilities

State

Right of Ways

Military

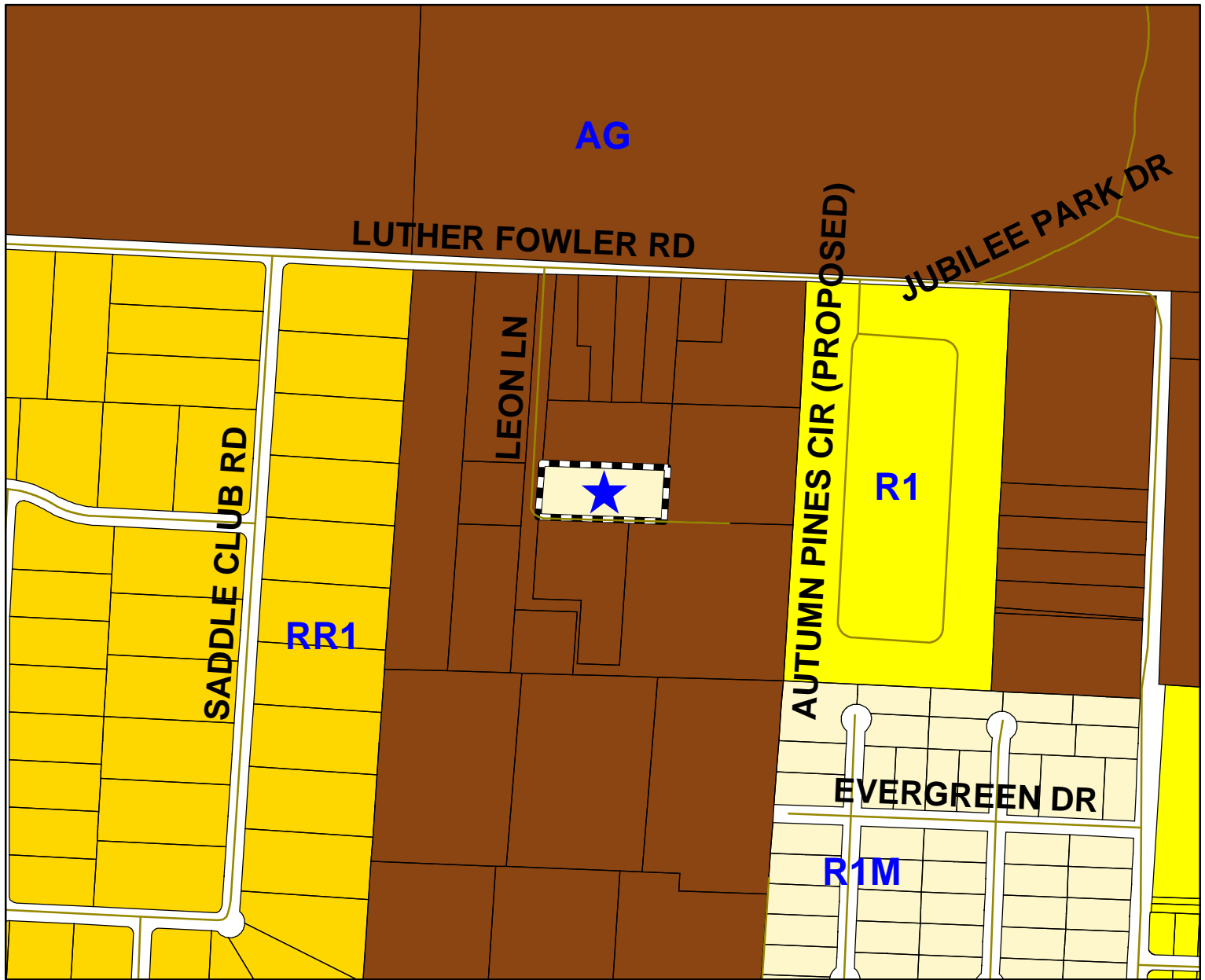
Water

Municipal Boundaries

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Proposed Zoning Map (2007-R-067)



0 250 500 1,000 Feet



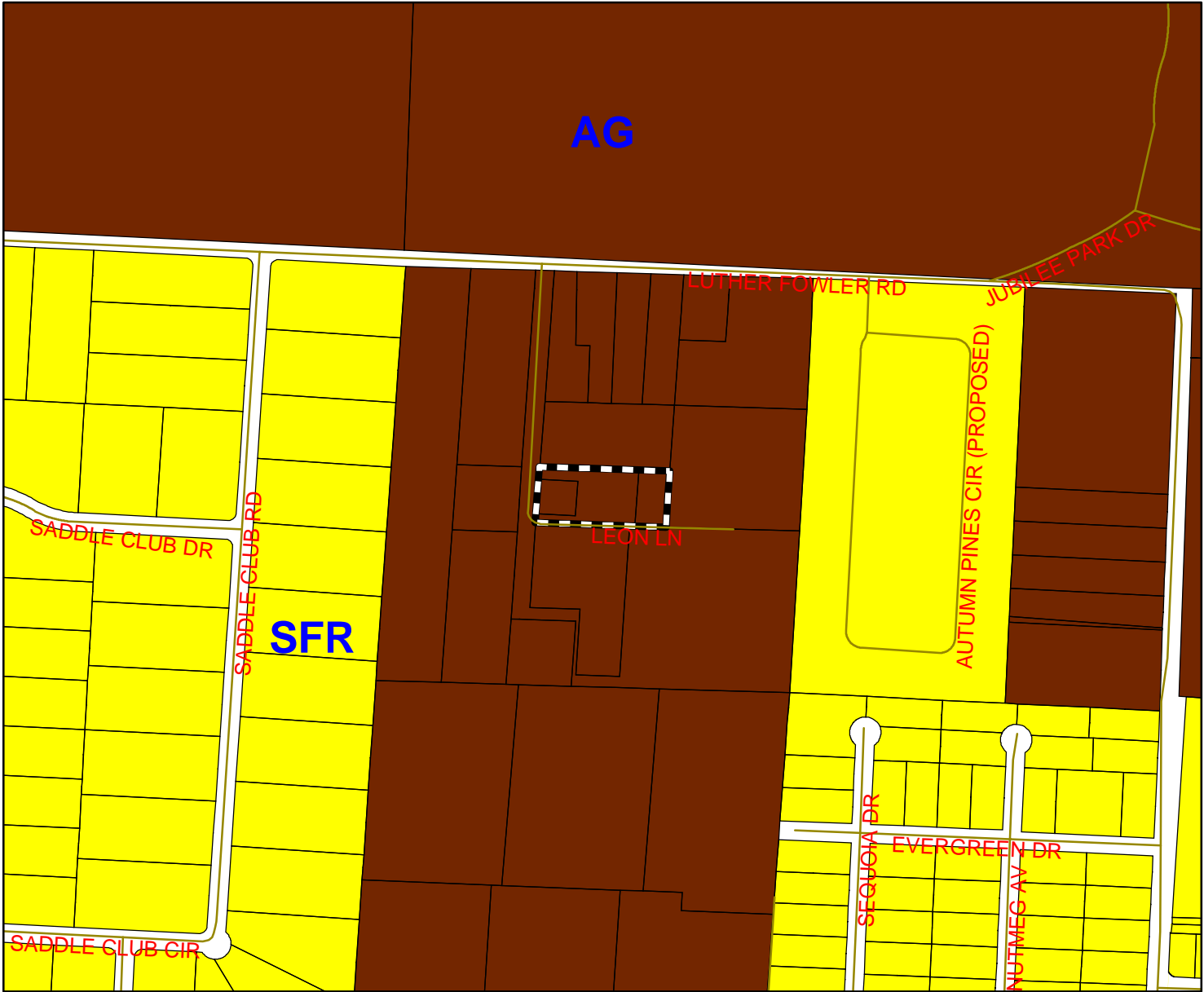
Legend

Streets	Historical/Multiple Family (HR-2)	Mixed Residential Subdivision (R-1M)	Navarre Beach - Planned Mixed Use Development
07-R-067_Rezoning	Restricted Industrial (M-1)	Medium Density Residential (R-2)	Navarre Beach - Conservation/Recreation
Parcels	General Industrial (M-2)	Medium Density Mixed Residential (R-2M)	Navarre Beach - Single Family
Zoning District	PID	Medium High Density Residential (R-3)	Navarre Beach - Medium High Density
Agriculture/Rural Residential (AG)	Neighborhood Commercial (NC)	Rural Residential Single Family (RR-1)	Navarre Beach - Utilities
Agriculture (AG2)	Passive Park (P-1)	Town Center 1 (TC1)	State
Marina (C-1M)	Active Park (P-2)	Town Center 2 (TC2)	Right of Ways
Marina and Yacht Club (C-2M)	Planned Business District (PBD)	Navarre Beach - Commercial	Military
Historical/Commercial (HC-1)	Planned Unit Development (PUD)	Hotel - Navarre Beach	Water
Highway Commercial Development (HCD)	Single Family Residential (R-1)	Navarre Beach - High Density	Municipal Boundaries
Historical/Single Family (HR-1)	Single Family Residential (R-1A)	Navarre Beach - Medium Density	

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Future Land Use (2007-R-067)



0 250 500 1,000 Feet

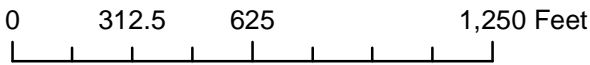
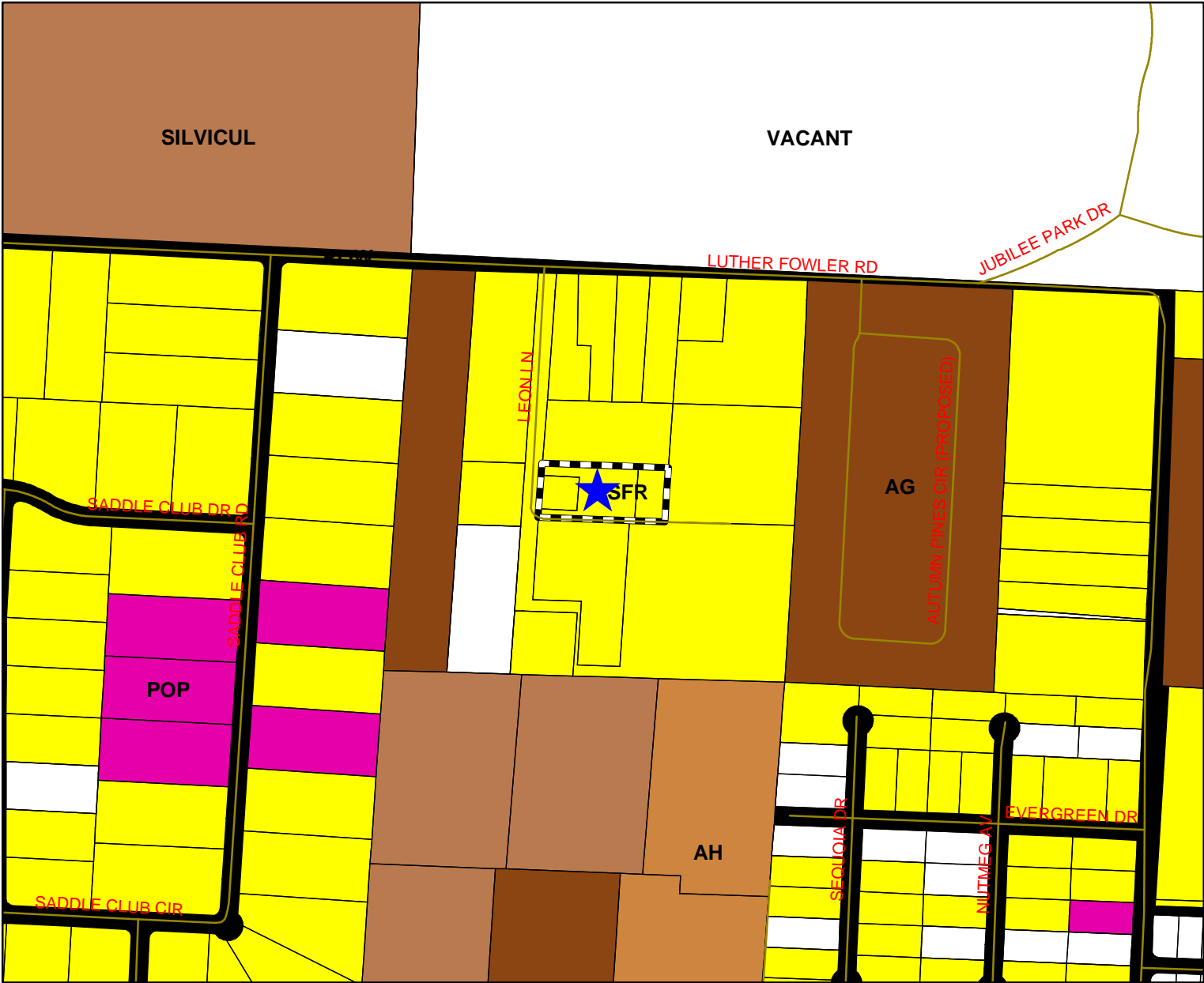


Legend

Streets	GP SINGLE FAMILY RESIDENTIAL (GPSFR)	NAVARRE BEACH MEDIUM DENSITY RESIDENTIAL (NBMDR)
07-R-067_Rezoning	GP RURAL RESIDENTIAL (GPRR)	NAVARRE BEACH MEDIUM/HIGH DENSITY RESIDENTIAL (NBMHDR)
Parcels	BAGDAD HISTORIC DISTRICT (HIS)	NAVARRE BEACH HIGH DENSITY RESIDENTIAL (NBHDR)
FLUM	INDUSTRIAL (INDUS)	NAVARRE BEACH MIXED RESIDENTIAL/COMMERCIAL (NBMRC)
AGRICULTURE (AG)	MARINA (MARINA)	NAVARRE BEACH UTILITIES (NBU)
SINGLE FAMILY RESIDENTIAL (SFR)	MILITARY (MIL)	CITY
MEDIUM DENSITY RESIDENTIAL	MIXED RESIDENTIAL COMMERCIAL (MRC)	RAIL
RESIDENTIAL (RES)	NAVARRE BEACH COMMERCIAL (NBComm)	WATER
COMMERCIAL (Comm)	NAVARRE BEACH LOW DENSITY RESIDENTIAL (NBLDR)	
CONSERVATION/RECREATION (CON/REC)		

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Existing Land Use Map (2007-R-067)



Legend

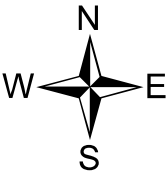
Streets	City	Recreation/Open Space
07-R-067_Rezoning	Commercial	Right of Way
Parcels	Institutional	Single Family Residential
ELUM	Military	Silviculture
CATEGORY	Mixed Residential/Commercial	Unknown
Agriculture	Office	Vacant
Agriculture Homestead	Public Owned Property	Water
Condo/Townhomes	Recreation/Commercial	

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Aerial (2007-R-067)



0 150 300 600 Feet



Legend

- Streets
- 07-R-067_Rezoning
- Parcels

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